



5 The Hall Spinney Howden DN14 7FD

£435,000
FREEHOLD

A rare opportunity has arisen to acquire this substantial, detached bungalow, located in a quiet position on a much sought after development within the town centre of Howden. This extremely well maintained property offers spacious accommodation briefly comprising, kitchen, utility, two reception rooms, conservatory, master bedroom with en-suite, two further double bedrooms and a bathroom. Externally the bungalow stands in good sized, landscaped gardens with ample parking to the front and a double garage. The property is offered with no onward chain. Viewing highly recommended.

EPC: D



- Substantial detached bungalow • Sought after location • Extremely well maintained • Gas central heating

Entrance Lobby

Decorative coving and ceiling rose. One central heating radiator.

Entrance Hall

Access to the loft space. Walk in cloaks cupboard. Double doors to the dining room and lounge.

Lounge

Decorative timber fire surround with marble effect inset and hearth housing a gas fire. Decorative coving and ceiling rose. Two central heating radiator.

Dining Room

Decorative coving and ceiling rose. One central heating radiator. Double doors to the conservatory.

Conservatory

Constructed of UPVC. Access door leading out to the rear garden. One central heating radiator.

Kitchen

A comprehensive range of fitted base and wall units finished in oak effect and having laminated worktops and tiled work surrounds. The units incorporate a one and half bowl single drainer stainless steel sink and a four ring ceramic hob with concealed extractor fan above. Full height housing unit containing an electric oven. Plumbing for a dishwasher. Inset ceiling lights and one central heating radiator.

Utility Room

A range of units matching those in the kitchen. Laminated worktops and tiled work surrounds. A single drainer stainless steel sink. Plumbing for a washing machine and space for a tumble dryer. One central heating radiator. Access into the garage.

Inner Hall

One central heating radiator.

Bedroom One

To the rear elevation. Range of fitted bedroom furniture. One central heating radiator. Patio doors leading out to the rear.

En-Suite

White suite comprising a walk in double shower enclosure with mains shower, vanity wash hand basin and a low flush w.c. Chrome heated towel rail. Laminate wall panelling to two walls. Ceramic tiled floor. Inset ceiling lights and an extractor fan.

Bedroom Two

To the side elevation. Range of fitted bedroom furniture. One central heating radiator.

Bedroom Three

To the side elevation. One central heating radiator.

Bathroom

White suite comprising a panelled bath with mains shower over, vanity wash hand basin with cupboards above and below. Low flush w.c. Fully tiled walls. Extractor fan and one central heating radiator.

OUTSIDE

Double garage

Remote control up and over access door. Rear access door. Power and lighting. Wall mounted gas boiler. Alarm panel.

Gardens

To the front of the property there is a good sized open plan lawned area with mature shrubs and hedging together with a block paved



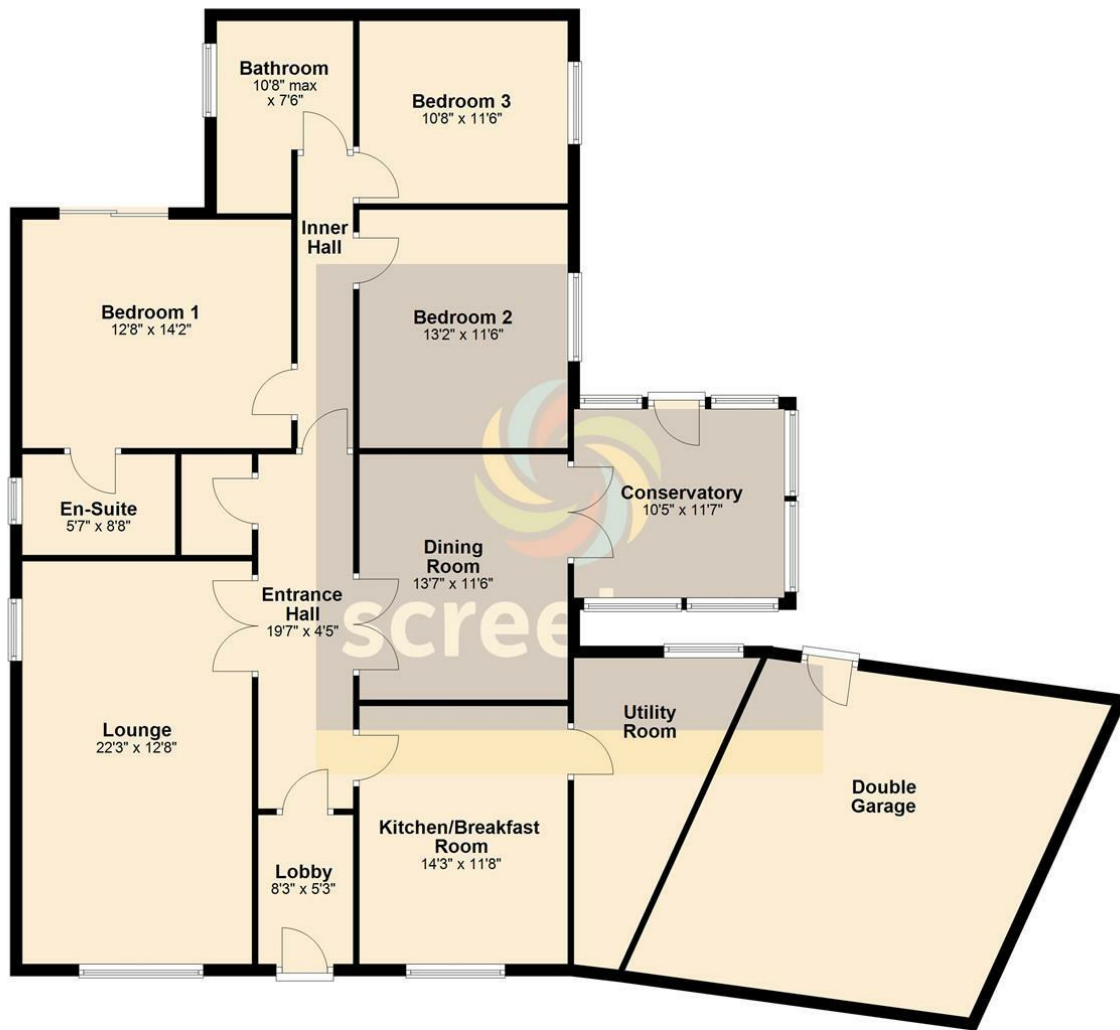
- Two reception rooms and a conservatory • Utility room • Three double bedrooms one with en-suite • Double garage • Ample parking to the front • NO ONWARD CHAIN

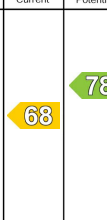
driveway providing ample off street parking and access to the garage.

To the rear and side of the property there are attractive, fully enclosed, landscaped gardens incorporating lawned areas, paved patios and well stocked flower and shrub borders. There are also two timber garden stores.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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